

# Grantee: Idaho

## Grant: B-08-DN-16-0001

### April 1, 2020 thru June 30, 2020 Performance Report

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<b>Grant Number:</b> B-08-DN-16-0001	<b>Obligation Date:</b> 03/16/2009	<b>Award Date:</b> 01/13/2009
<b>Grantee Name:</b> Idaho	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$19,600,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Britt Board
<b>LOCCS Authorized Amount:</b> \$19,600,000.00	<b>Estimated PI/RL Funds:</b> \$34,000,000.00	
<b>Total Budget:</b> \$53,600,000.00		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

IHFA in its efforts to establish statewide areas of greatest need consulted primarily the Foreclosure Needs Scores provided by the Foreclosure Response project through [www.housingpolicy.org](http://www.housingpolicy.org), HUD provided foreclosure and abandonment risk score data, the mapping resources of TRF Policy Map, and local news articles. Additional resources were reviewed on a supplemental level through Realty Trac and [www.foreclosures.com](http://www.foreclosures.com). IHFA has reviewed data that prioritized the statewide geographic areas of greatest need using the following criteria established in the NSP regulations: 1) Greatest percentage of home foreclosures; 2) Highest percentage of homes financed by a subprime mortgage; 3) Likelihood of facing significant rises in the rate of home foreclosures. The most specific data to be recently released came from the Foreclosure Response project obtained through [HousingPolicy.org](http://HousingPolicy.org). This data set combined all the above criteria to form a single Foreclosure Needs Score and targeted the information at a zip code level across the state. IHFA reviewed the data and determined that Foreclosure Needs Scores ranging from 100.0 down to 10.5 represented the areas of greatest need around the state. Zip codes falling below 10.5 were considered below threshold. IHFA then took this data and performed a weighted analysis to calculate funding percentages. The data was then grouped into funding percentages by city and then county. It was decided that county-level funding would be the most effective method of distribution for NSP funds. County percentages that fell below 4.19% were grouped into a Balance of State percentage. Funding requests received once NSP is operational will be weighted based on this data, as NSP regulations mandate that the funds must be targeted to the areas of greatest need. As a point of interest, it was a clear mandate, no matter what source of data was reviewed, that Canyon County- specifically Caldwell and Nampa, had the greatest percentages in the state by significant margins over other counties and therefore will receive the highest target of funds.

#### Distribution and and Uses of Funds:

The amount of funds appropriated under NSP to meet the 25% target to house families and individuals whose incomes do not exceed 50% of AMI will be no less than \$4,900,000 (25% of the State of Idaho's NSP allocation). In addition to homeownership activity, NSP1 will be utilized for rental housing. Permanent supportive housing follows definitions consistent with IHFA HOME and Housing Trust Fund. Funds may be used for transitional housing, which is considered a public facility, but cannot be counted toward the 25% low income set aside target.

#### Definitions and Descriptions:

Effective 12/22/15, the NSP 1 Substantial Amendment was amended and approved by HUD to redefine housing rehabilitation standards and acquisition/rehabilitation for homebuyer activity. Effective 10/5/12, the NSP 1 Substantial Amendment was amended and approved by HUD to add: NSP Eligible Use (E) Redevelopment; Demolished or Vacant Properties. Eligible types of facilities and improvements include facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled. CDBG Eligible Activity: Public Facilities and Improvements, 24 CFR 570.201(c) National Objective: LMMI low-, moderate-, and middle-income households/Limited Clientele (LMMC): 24 CFR570.483(b)(2) The CDBG regulation stipulates that the facility benefit a specific targeted group of persons, of which at least 51 percent must be low- and moderate-income. For NSP, at least 51 percent must be at or below 120 percent of area median income, as evidenced by documentation and data concerning beneficiary family size and income. ----- Effective 5/15/12, revisions to the Substantial Amendment were approved by the U.S. Department of Housing and Urban Development. The sections amended included: Definitions and Descriptions to Affordable Rents, ensuring Affordability and Housing Rehab Standards. NSP Information by activity included: Budget reduction of Foreclosed Vacant Lot Acquisition & New Construction Activity, Acquisition/Rehabilitation and Resale-Homebuyers, Acquisition/Rehabilitation for Homebuyer Activity, Shared Appreciation Loan Program, Acquisition/Rehabilitation-Rental, Foreclosed/Abandoned/Blighted Vacant lot Acquisition & New Construction and Redevelopment of demolished or vacant properties NSP eligible activities are a subset



of the eligible CDBG activities: Establish financing mechanisms – done as an activity delivery cost. Purchase and rehabilitate abandoned or foreclosed properties Establish land banks, Demolish blighted structures, (Blighted Properties are defined as objectively determinable deterioration that is a threat to human health, public safety, and public welfare). Redevelop demolished or vacant properties. Grantees may also request approval of additional eligible activities if those activities are in compliance with the NSP statute. Grantees cannot use NSP for foreclosure prevention activities or to purchase properties that are not abandoned or foreclosed. NSP can be used to purchase and redevelop FHA foreclosed properties. NSP funds cannot be used by grantees to buy tax foreclosed properties from themselves (e.g., properties already owned by the grantee and taken through local tax foreclosure). However, the grantee can pay for reasonable appraisal and title transfer costs for these properties. Rehabilitation Standards must comply with applicable laws, codes and requirements related to safety, quality and habitability. Income Eligibility: Grantees may only use NSP funds to benefit households at up to 120% AMI and below. Grantees must require each NSP assisted household to complete at least 8 hours of housing counseling. Eligible Use CDBG Eligible Activities A - Financing mechanism for purchase& redevelopment off

**Definitions and Descriptions:**

oreclosed upon homes & residential properties. Eligible Use B - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Although Idaho is not participating in Eligible Use C, Land Banks, it is for homes and residential properties that have been foreclosed upon that an entity temporarily assembles, manages, and disposes of within a 10 year reuse plan. Eligible Use D - D

**Public Comment:**

The draft NSP Plan for the State of Idaho was made available for public comment on November 14, 2008 on IHFA's website. Legal notices were placed in all major newspapers across Idaho by November 14th requesting comments. A legal notice was also placed in Idaho's Spanish newspaper, Idaho Unido, in both Spanish and English to be run on November 21st which was the next available edition. Additionally, the Plan was emailed to stakeholders across the State for public comment and made available for review in local libraries and IHFA's branch offices located in Coeur d'Alene, Lewiston, Twin Falls and Idaho Falls. The comment period will run from November 14th - November 29th, 2008. Prior to the draft Plan, a meeting was held by the Governor's Steering Committee for NSP on October 30, 2008 to preliminarily discuss the model outline to use for the set-up and distribution of NSP funds. Three funding scenarios were presented: 1) Direct funds specifically to CDBG Entitlement communities 2) Statewide NSP program distribution via applications and targeted to localities of greatest need and 3) Statewide revolving loan fund pool. It was decided at the meeting to incorporate Entitlement city sub recipients as an option under #2 and eliminate a direct fund to Entitlements. Prior to posting for public comment, the Governor's Steering Committee met on November 13, 2008 to review the draft Plan before posting for public comment. The Committee unanimously approved the use of the county-level target data for distribution of NSP funds as presented. Some minor adjustments were made to activity budgets and additional clarifying language was recommended in regards to demolition and applicant notification requirements to local city government. During the public comment period, the Steering Committee met again on November 24, 2008 to discuss the public comments received to date and to approve and discuss modifications to the Plan as a result of those comments and further input from the Committee. Primarily these were changes to clarify the definition of "sub recipient" vs. "applicant;" clarify admin fees available to sub recipients and create a preference for entitlement cities; and describe in more detail the way in which NSP funds will factor into a transaction - whether upfront or reimbursement basis. This was the last planned meeting of the Committee prior to submission to HUD.

**Low Income Targeting:**

The amount of funds appropriated under NSP to meet the 25% target to house families and individuals whose incomes do not exceed 50% of AMI will be no less than \$4,900,000 (25% of the State of Idaho's NSP allocation). Developers will be required to purchase affordable homes with reasonable development subsidies to allow for resale to low income households. Developers are required to identify marketing techniques including, but not limited to, working with lenders to target 50% AMI or lower applicants looking to purchase a home. Funds may be used for transitional housing, which is considered a public facility, but cannot be counted toward the 25% low income set aside target.

**Acquisition and Relocation:**

IHFA will minimize relocation by requiring a 90 day vacancy prior to property acquisition. Use of NCST is encouraged to purchase foreclosed/abandoned homes at the lowest allowable purchase price.

Demolition will be discouraged unless related to health and safety concerns regarding blighted property. IHFA may use NSP funds for the purposes of converting properties to low-and-moderate-income dwelling units.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$51,791,360.66
<b>Total Budget</b>	\$0.00	\$51,791,360.66
<b>Total Obligated</b>	\$234,160.52	\$46,388,231.02
<b>Total Funds Drawdown</b>	\$234,160.52	\$46,326,810.23
<b>Program Funds Drawdown</b>	\$0.00	\$18,717,090.32
<b>Program Income Drawdown</b>	\$234,160.52	\$27,609,719.91
<b>Program Income Received</b>	\$522,430.82	\$28,064,475.17
<b>Total Funds Expended</b>	\$234,160.52	\$45,955,607.61
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00



## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$2,189,038.49
Limit on Admin	\$0.00	\$2,189,038.49
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$13,400,000.00	\$14,579,982.59

## Overall Progress Narrative:

Through June 30, 2020 the total NSP 1 funds expended was \$46,488,213.00. Of that, \$18,712,009 was Program Funds and \$27,776,204. 0 units have met end use.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMINISTRATION, Administration	\$0.00	\$6,000,000.00	\$510,385.92
Eligible Use A, Financing Mechanisms -Homebuyer/50%	\$0.00	\$161,303.00	\$161,303.00
Eligible Use A., Financing Mechanisms - Homebuyer/51%	\$0.00	\$871,104.72	\$866,826.42
Eligible Use B, Acquisition/Rehab - Homebuyer/50%below	\$0.00	\$7,500,000.00	\$3,207,251.43
Eligible Use B., Acquisition/Rehab - Homebuyer 51% -	\$0.00	\$27,740,000.00	\$8,961,960.20
Eligible Use B., Acquisition/Rehab - Rental/50%below	\$0.00	\$5,721,181.10	\$3,649,293.10
Eligible Use E, Redevelopment	\$0.00	\$5,287,098.18	\$1,360,070.25



## Activities

**Project # / ADMINISTRATION / Administration**

**Grantee Activity Number: ADMIN-IHFA Grant Administrator**  
**Activity Title: Administration-IHFA Grant Administrator**

**Activity Category:**

Administration

**Project Number:**

ADMINISTRATION

**Projected Start Date:**

09/21/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

IHFA

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2020**

N/A

**To Date**

\$5,363,187.22

**Total Budget**

\$0.00

\$5,363,187.22

**Total Obligated**

\$132,059.06

\$1,552,225.71

**Total Funds Drawdown**

\$132,059.06

\$1,552,225.71

**Program Funds Drawdown**

\$0.00

\$171,563.39

**Program Income Drawdown**

\$132,059.06

\$1,380,662.32

**Program Income Received**

\$0.00

\$0.13

**Total Funds Expended**

\$132,059.06

\$1,526,794.09

IHFA

\$132,059.06

\$1,526,794.09

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administration - IHFA Grant Administrator

**Location Description:**

Administration - IHFA Grant Administrator

**Activity Progress Narrative:**

Used in the administration of the NSP 1 program.



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>Interest - Program Income</b>
<b>Activity Title:</b>	<b>Interest - Program Income</b>

**Activity Category:**

Administration

**Project Number:**

ADMINISTRATION

**Projected Start Date:**

06/01/2011

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

03/16/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

IHFA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.04	\$3,830.64
<b>Total Funds Expended</b>	\$0.00	\$0.00
IHFA	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Interest earned from NSP 1 Program Income is to be recorded and receipted into the DRGR system. All interest will be expended first prior to any new Program Income or Program Funds.

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Project # / Eligible Use A / Financing Mechanisms -Homebuyer/50%

**Grantee Activity Number:** A-FM-OWNER50%-CANYON COUNTY-H.O. ASSIST.

**Activity Title:** H.O. ASSISTANCE PURCHASE/REHAB/HOMEBUYER 50%

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

Eligible Use A

**Projected Start Date:**

10/15/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Financing Mechanisms -Homebuyer/50%below

**Projected End Date:**

03/10/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

IHFA

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2020**

N/A

**To Date**

\$161,303.00

**Total Budget**

\$0.00

\$161,303.00

**Total Obligated**

\$0.00

\$161,303.00

**Total Funds Drawdown**

\$0.00

\$161,303.00

**Program Funds Drawdown**

\$0.00

\$161,303.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$89,454.00

**Total Funds Expended**

\$0.00

\$161,303.00

    IHFA

\$0.00

\$161,303.00

**Most Impacted and Distressed Expended**

\$0.00

\$0.00



Match Contributed

\$0.00

\$0.00

**Activity Description:**

Homeownership Assistance provides funds to borrowers meeting the 50% or below AMI for closing costs, interest write downs and principal write downs.

**Location Description:**

Properties located in Canyon County Idaho to serve families that meet the 50% or below AMI limitations.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/5
# of Singlefamily Units	0	10/5

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	10/5	0/0	10/5	100.00
# Owner Households	0	0	0	10/5	0/0	10/5	100.00

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources**

Amount

No Other Funding Sources Found

Total Other Funding Sources

**Project # / Eligible Use B / Acquisition/Rehab - Homebuyer/50%below**

<b>Grantee Activity Number:</b>	<b>B-AR-OWNER50%BALANCE OF STATE-AUTUMNGOLD</b>
<b>Activity Title:</b>	<b>AUTUMNGOLD ACQUISITION/REHAB/HOMEBUYER</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

Eligible Use B

**Projected Start Date:**

10/19/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - Homebuyer/50%below

**Projected End Date:**

03/10/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

AutumnGold Senior Services





Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$740,556.94
Total Budget	\$0.00	\$740,556.94
Total Obligated	\$0.00	\$564,083.58
Total Funds Drawdown	\$0.00	\$564,083.58
Program Funds Drawdown	\$0.00	\$108,260.08
Program Income Drawdown	\$0.00	\$455,823.50
Program Income Received	\$1.00	\$732,964.57
Total Funds Expended	\$0.00	\$505,353.58
AutumnGold Senior Services	\$0.00	\$505,353.58
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

### Activity Description:

Acq/Rehab/Resale-Homebuyer-BalanceState-AutumnGold for households whose income does not exceed 50% AMI. 8/2/12: The 50% AMI Household was inadvertently added to the 51-120% Activity even though it was reported in the Low Category. Therefore, this screen will not show a proposed #.

### Location Description:

Acq/Rehab/Resale-Homebuyer-BalanceState-AutumnGold. Location of activities approved for: Elmore, Canyon & Gem counties.

### Activity Progress Narrative:

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	8/0
# of Singlefamily Units	0	8/0

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/0	0/0	8/0	62.50
# Owner Households	0	0	0	5/0	0/0	8/0	62.50

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>B-AR-OWNER50%KOOTENAI COUNTY-NIHC</b>
<b>Activity Title:</b>	<b>NIHC ACQUISITION/REHAB/HOMEBUYER</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

Eligible Use B

**Projected Start Date:**

10/19/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - Homebuyer/50%below

**Projected End Date:**

03/10/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

North Idaho Housing Coalition

Overall	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$1,550,000.00
<b>Total Budget</b>	\$0.00	\$1,550,000.00
<b>Total Obligated</b>	\$0.00	\$1,506,589.02
<b>Total Funds Drawdown</b>	\$0.00	\$1,506,589.02
<b>Program Funds Drawdown</b>	\$0.00	\$580,387.31
<b>Program Income Drawdown</b>	\$0.00	\$926,201.71
<b>Program Income Received</b>	\$0.00	\$1,145,698.33
<b>Total Funds Expended</b>	\$0.00	\$1,506,589.02
North Idaho Housing Coalition	\$0.00	\$1,506,589.02
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acq/Rehab/Resale-Homebuyer-Kootenai County- NIHC for households whose income does not exceed 50% AMI

**Location Description:**

Acq/Rehab/Resale-Homebuyer-Kootenai County-NIHC.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/2
# of Singlefamily Units	0	9/2



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/2	0/0	9/2	100.00
# Owner Households	0	0	0	9/2	0/0	9/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

## Project # / Eligible Use B. / Acquisition/Rehab - Homebuyer 51% - 120%

<b>Grantee Activity Number:</b>	<b>B-AR-OWNER51-120% NW BOISE</b>
<b>Activity Title:</b>	<b>ACQ/REHAB/HOMEBUYER NW BOISE</b>

### Activity Category:

Homeownership Assistance to low- and moderate-income

### Project Number:

Eligible Use B.

### Projected Start Date:

07/01/2019

### Benefit Type:

Direct ( HouseHold )

### National Objective:

NSP Only - LMMI

### Activity Status:

Under Way

### Project Title:

Acquisition/Rehab - Homebuyer 51% - 120%

### Projected End Date:

07/01/2022

### Completed Activity Actual End Date:

### Responsible Organization:

Neighborhood Housing Services, Inc

## Overall

	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$290,000.00
<b>Total Budget</b>	\$0.00	\$290,000.00
<b>Total Obligated</b>	\$0.00	\$273,176.92
<b>Total Funds Drawdown</b>	\$0.00	\$273,176.92
<b>Program Funds Drawdown</b>	\$0.00	\$63,659.01
<b>Program Income Drawdown</b>	\$0.00	\$209,517.91
<b>Program Income Received</b>	\$0.00	\$185,350.00
<b>Total Funds Expended</b>	\$0.00	\$273,176.92
Neighborhood Housing Services, Inc	\$0.00	\$273,176.92
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00



**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehab of property for resale to Homebuyer

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>B-AR-OWNER51-120%ADA-AC/HA(Boi;GC;Mer;Kuna;Star)</b>
<b>Activity Title:</b>	<b>AC/HA ACQUISITION/REHAB/HOMEBUYER 51%-120%</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

Eligible Use B.

**Projected Start Date:**

09/28/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - Homebuyer 51% - 120%

**Projected End Date:**

03/10/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

Ada County Housing Authority

Overall	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$2,075,758.46
<b>Total Budget</b>	\$0.00	\$2,075,758.46
<b>Total Obligated</b>	\$0.00	\$2,075,758.46
<b>Total Funds Drawdown</b>	\$0.00	\$2,075,758.46
<b>Program Funds Drawdown</b>	\$0.00	\$750,083.02
<b>Program Income Drawdown</b>	\$0.00	\$1,325,675.44
<b>Program Income Received</b>	\$25,178.78	\$1,789,660.33
<b>Total Funds Expended</b>	\$0.00	\$2,075,758.46
Ada County Housing Authority	\$0.00	\$2,075,758.46
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acq/Rehab/Resale-Homebuyer-ADA County for Boise, Garden City, Meridian, Kuna or Star - AC HA

**Location Description:**

ADA County, Idaho: Cities of Boise, Garden City, Meridian, Kuna or Star

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	14/2



# of Singlefamily Units

0

14/2

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	14/2	14/2	100.00
# Owner Households	0	0	0	0/0	14/2	14/2	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---



<b>Grantee Activity Number:</b>	<b>B-AR-OWNER51-120%BALANCE OF STATE-AUTUMNGOLD</b>
<b>Activity Title:</b>	<b>AUTUMNGOLD ACQUISITION/REHAB/HOMEBUYER</b>

**Activity Category:**  
Homeownership Assistance to low- and moderate-income

**Project Number:**  
Eligible Use B.

**Projected Start Date:**  
09/10/2009

**Benefit Type:**  
Direct ( HouseHold )

**National Objective:**  
NSP Only - LMMI

**Activity Status:**  
Under Way

**Project Title:**  
Acquisition/Rehab - Homebuyer 51% - 120%

**Projected End Date:**  
03/10/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**  
AutumnGold Senior Services

Overall	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$3,155,939.78
<b>Total Budget</b>	\$0.00	\$3,155,939.78
<b>Total Obligated</b>	\$0.00	\$2,983,654.04
<b>Total Funds Drawdown</b>	\$0.00	\$2,970,869.08
<b>Program Funds Drawdown</b>	\$0.00	\$566,684.88
<b>Program Income Drawdown</b>	\$0.00	\$2,404,184.20
<b>Program Income Received</b>	\$0.00	\$2,446,668.55
<b>Total Funds Expended</b>	\$0.00	\$2,970,868.08
AutumnGold Senior Services	\$0.00	\$2,970,868.08
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**  
Acq/Rehab/Resale-Homebuyer-BalanceState-AutumnGold

**Location Description:**  
Acq/Rehab/Resale-Homebuyer-BalanceState-AutumnGold

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	0	41/3





### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	36/3	43/3	83.72
# Owner Households	0	0	0	0/0	36/3	43/3	83.72

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** B-AR-OWNER51-120%KOOTENAI COUNTY-NIHC

**Activity Title:** NIHC ACQUISITION/REHAB/HOMEBUYER

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Activity Status:**

Under Way

**Project Number:**

Eligible Use B.

**Project Title:**

Acquisition/Rehab - Homebuyer 51% - 120%

**Projected Start Date:**

03/16/2009

**Projected End Date:**

03/10/2020

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

North Idaho Housing Coalition

**Overall**

	<b>Apr 1 thru Jun 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$10,730,000.00
<b>Total Budget</b>	\$0.00	\$10,730,000.00
<b>Total Obligated</b>	\$0.00	\$10,641,034.22
<b>Total Funds Drawdown</b>	\$0.00	\$10,641,034.22
<b>Program Funds Drawdown</b>	\$0.00	\$2,284,574.14
<b>Program Income Drawdown</b>	\$0.00	\$8,356,460.08
<b>Program Income Received</b>	\$16,531.00	\$8,433,755.27
<b>Total Funds Expended</b>	\$0.00	\$10,641,034.22
North Idaho Housing Coalition	\$0.00	\$10,641,034.22
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acq/Rehab/Resale-Homebuyer- KOOTENAI County - North Idaho Housing Coalition

**Location Description:**

Acq/Rehab/Resale-Homebuyer- KOOTENAI County - North Idaho Housing Coalition

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	118/19
<b># of Singlefamily Units</b>	0	118/19



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	25/19	61/19	40.98
# Owner Households	0	0	0	0/0	25/19	61/19	40.98

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

**Grantee Activity Number:** PROGRAM INCOME POOL B-AR-OWNER 51-120%

**Activity Title:** PROGRAM INCOME POOL

**Activity Category:**

Acquisition - general

**Project Number:**

Eligible Use B.

**Projected Start Date:**

10/20/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - Homebuyer 51% - 120%

**Projected End Date:**

03/16/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

IHFA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
IHFA	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activities only purpose is to hold Program Funds from an inactive Partner to be able to pay draws on an active Partner who has expended all of their Program Funds because the funds in the Program Income Pool have all been expended. These funds are really Program Income funds because IHFA has expended over and above the initial \$19,600,000 grant.

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Project # / Eligible Use B.. / Acquisition/Rehab - Rental/50%below

**Grantee Activity Number:** B-AR-RENTAL50%-KOOTENAI COUNTY-NIHC

**Activity Title:** NIHC/ACQUISITION/REHAB/RENTAL 50%

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Project Number:

Eligible Use B..

### Projected Start Date:

10/20/2011

### Benefit Type:

Direct ( HouseHold )

### National Objective:

NSP Only - LH - 25% Set-Aside

### Activity Status:

Under Way

### Project Title:

Acquisition/Rehab - Rental/50%below

### Projected End Date:

03/10/2020

### Completed Activity Actual End Date:

### Responsible Organization:

North Idaho Housing Coalition

### Overall

**Total Projected Budget from All Sources**

### Apr 1 thru Jun 30, 2020

N/A

### To Date

\$1,127,006.29

**Total Budget**

\$0.00

\$1,127,006.29

**Total Obligated**

\$0.00

\$1,109,850.07

**Total Funds Drawdown**

\$0.00

\$1,109,850.07

**Program Funds Drawdown**

\$0.00

\$74,296.22

**Program Income Drawdown**

\$0.00

\$1,035,553.85

**Program Income Received**

\$0.00

\$127,006.29

**Total Funds Expended**

\$0.00

\$822,810.07

    North Idaho Housing Coalition

\$0.00

\$822,810.07

**Most Impacted and Distressed Expended**

\$0.00

\$0.00



Match Contributed

\$0.00

\$0.00

**Activity Description:**

Acquisition, Rehab, Rental to households whose income does not exceed 50% AMI

**Location Description:**

Acquisition, Rehab, Rental to households whose income does not exceed 50% AMI in Kootenai county

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/1
# of Singlefamily Units	0	4/1

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	4/1	0/0	4/1	100.00
# Renter Households	0	0	0	4/1	0/0	4/1	100.00

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>B-AR-RENTAL50%-NW BOISE</b>
<b>Activity Title:</b>	<b>NW BOISE ACQUISITION/REHAB/RENTAL</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Eligible Use B..

**Projected Start Date:**

11/13/2017

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - Rental/50%below

**Projected End Date:**

12/31/2018

**Completed Activity Actual End Date:**

**Responsible Organization:**

Neighborhood Housing Services, Inc

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$362,972.38
<b>Total Funds Drawdown</b>	\$0.00	\$362,972.38
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$362,972.38
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$362,972.38
Neighborhood Housing Services, Inc	\$0.00	\$362,972.38
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---



**Grantee Activity Number:** PROGRAM INCOME POOL B-AR-RENTAL 50%

**Activity Title:** PROGRAM INCOME POOL

**Activity Category:**

Acquisition - general

**Project Number:**

Eligible Use B..

**Projected Start Date:**

11/23/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab - Rental/50%below

**Projected End Date:**

03/16/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

IHFA

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total Budget</b>	\$0.00	\$0.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
IHFA	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activities only purpose is to hold Program Funds from an inactive Partner to be able to pay draws on an active Partner who has expended all of their Program Funds because the funds in the Program Income Pool have all been expended. These funds are really Program Income funds because IHFA has expended over and above the initial \$19,600,000 grant.

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

## Project # / Eligible Use E / Redevelopment

<b>Grantee Activity Number:</b>	<b>E-NC-OWNER50% - AG</b>
<b>Activity Title:</b>	<b>AUTUMNGOLD ACQUISITION/RECONSTRUCTION</b>

### Activity Category:

Rehabilitation/reconstruction of residential structures

### Project Number:

Eligible Use E

### Projected Start Date:

07/27/2018

### Benefit Type:

Direct ( HouseHold )

### National Objective:

NSP Only - LH - 25% Set-Aside

### Activity Status:

Under Way

### Project Title:

Redevelopment

### Projected End Date:

07/27/2021

### Completed Activity Actual End Date:

### Responsible Organization:

AutumnGold Senior Services

### Overall

	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$351,130.30
<b>Total Funds Drawdown</b>	\$0.00	\$320,360.62
<b>Program Funds Drawdown</b>	\$0.00	\$121,888.84
<b>Program Income Drawdown</b>	\$0.00	\$198,471.78
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$320,360.62
AutumnGold Senior Services	\$0.00	\$320,360.62
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

---



<b>Grantee Activity Number:</b>	<b>E-NC-OWNER51-120%-AG</b>
<b>Activity Title:</b>	<b>AUTUMNGOLD ACQUISITION/NEWCONSTRUCTION</b>

**Activity Category:**

Construction of new housing

**Project Number:**

Eligible Use E

**Projected Start Date:**

05/31/2018

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

05/31/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

AutumnGold Senior Services

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,277,785.18
<b>Total Budget</b>	\$0.00	\$1,277,785.18
<b>Total Obligated</b>	\$102,101.46	\$826,097.14
<b>Total Funds Drawdown</b>	\$102,101.46	\$808,230.99
<b>Program Funds Drawdown</b>	\$0.00	\$133,764.79
<b>Program Income Drawdown</b>	\$102,101.46	\$674,466.20
<b>Program Income Received</b>	\$480,720.00	\$480,720.00
<b>Total Funds Expended</b>	\$102,101.46	\$808,230.99
AutumnGold Senior Services	\$102,101.46	\$808,230.99
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

Funds used toward rehabilaion of affordable housing. Zero units met end use.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>E-R-RENTAL 50% LEAP</b>
<b>Activity Title:</b>	<b>LEAP ACQ/REDEV/RENTAL 50%</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

Eligible Use E

**Projected Start Date:**

03/26/2019

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

03/26/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

LEAP CHARITIES, INC

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2020</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,200,000.00
<b>Total Budget</b>	\$0.00	\$1,200,000.00
<b>Total Obligated</b>	\$0.00	\$861,045.61
<b>Total Funds Drawdown</b>	\$0.00	\$861,045.61
<b>Program Funds Drawdown</b>	\$0.00	\$818,064.00
<b>Program Income Drawdown</b>	\$0.00	\$42,981.61
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$861,045.61
LEAP CHARITIES, INC	\$0.00	\$861,045.61
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Redevelopment of Blighted property for 4 container units for rent to low income 50% AMI households

**Location Description:**

9958 West Shields Ave, Boise

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	42
Monitoring Visits	0	41
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	1
Report/Letter Issued	0	42